

PROLOGIS

MARLEY NECK

1010 SWAN
CREEK DRIVE

AMPLIFY YOUR OPERATIONS

359,000 SF
Available For Lease

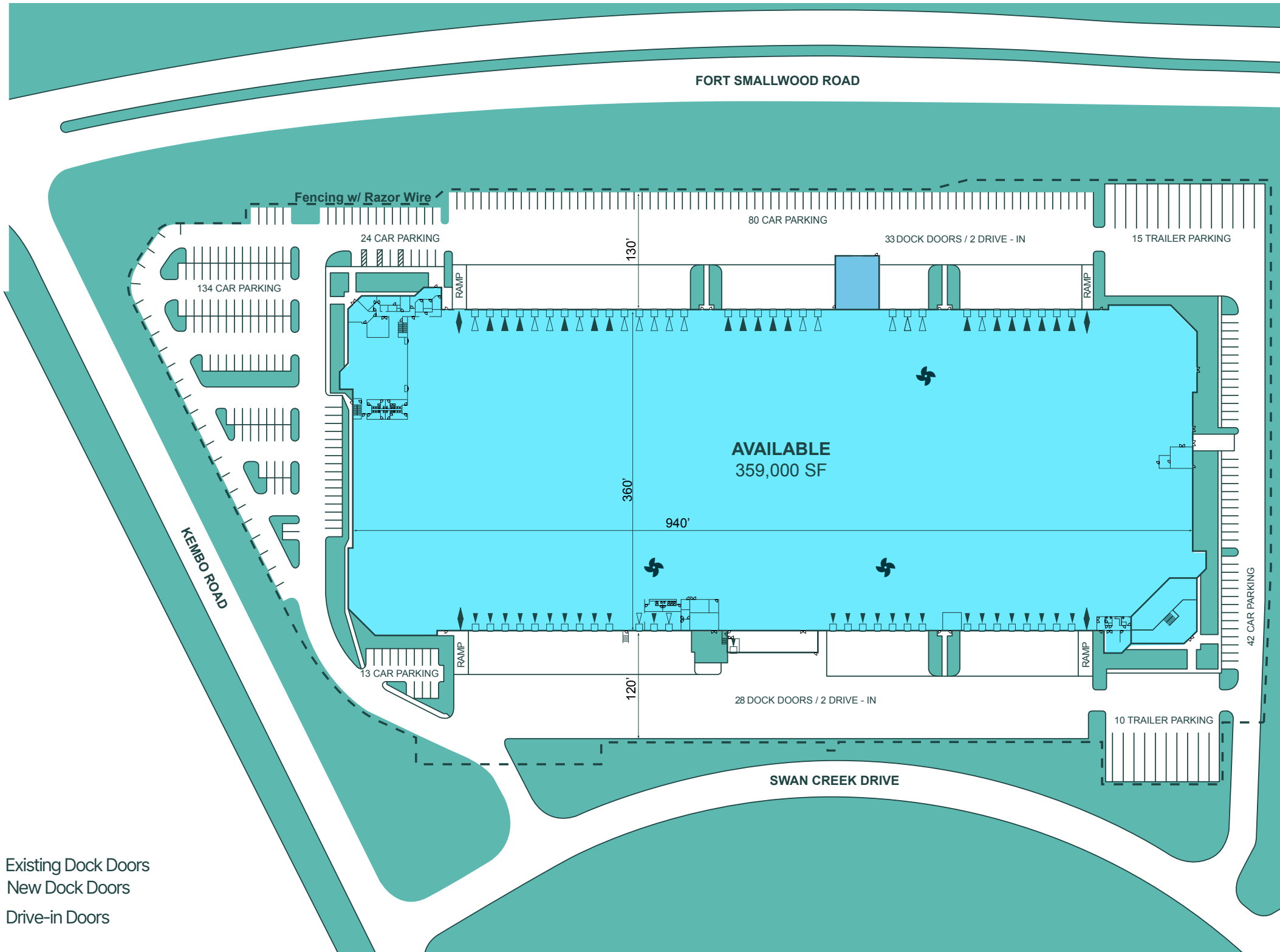


Robust 8000 AMPS of Power



CBRE

Supercharge Your Business with 8000 AMPS of Power



- ▲ Existing Dock Doors
- △ New Dock Doors
- ◆ Drive-in Doors

- 32' Clear Height
- Cross Dock
- 15 Existing Trailer Parking Spaces, 10 Additional
- 293 Car Parking Spaces
- Column Spacing: 50' Wide x 43-4' Deep
- 35,568 Total Office SF
- 8000 Amps, 277-480v electric service
- 62 Total Dock Doors
 - 44 Existing Equipped with 35K lb. Levelers
 - 17 New Equipped with 45K lb. Levelers
 - 4 Drive-in Doors
- 35 Docks w/ Existing Bumpers
- 40 Docks w/ Seals - 5 Docks with Shelters
- ESFR Sprinkler System
- Fenced and Secured w/ Guard Shack
- Foreign Trade Zone 74
- 3 Big Ass Fans
- 60 mil Ballasted EPDM, Installed 2014
- Warehouse Slab: 6" Depth
- LED Warehouse Lighting
- Truck Court + Parking Area Lighting: Wall Packs on Building and Pole Lighting at Perimeter of Truck Courts

Strategically Positioned to Optimize Your Logistics

Multi-market accessibility with direct access to Baltimore/Washington Corridor. Prologis **Marley Neck** provides ease of access to highways serving the entire eastern U.S.

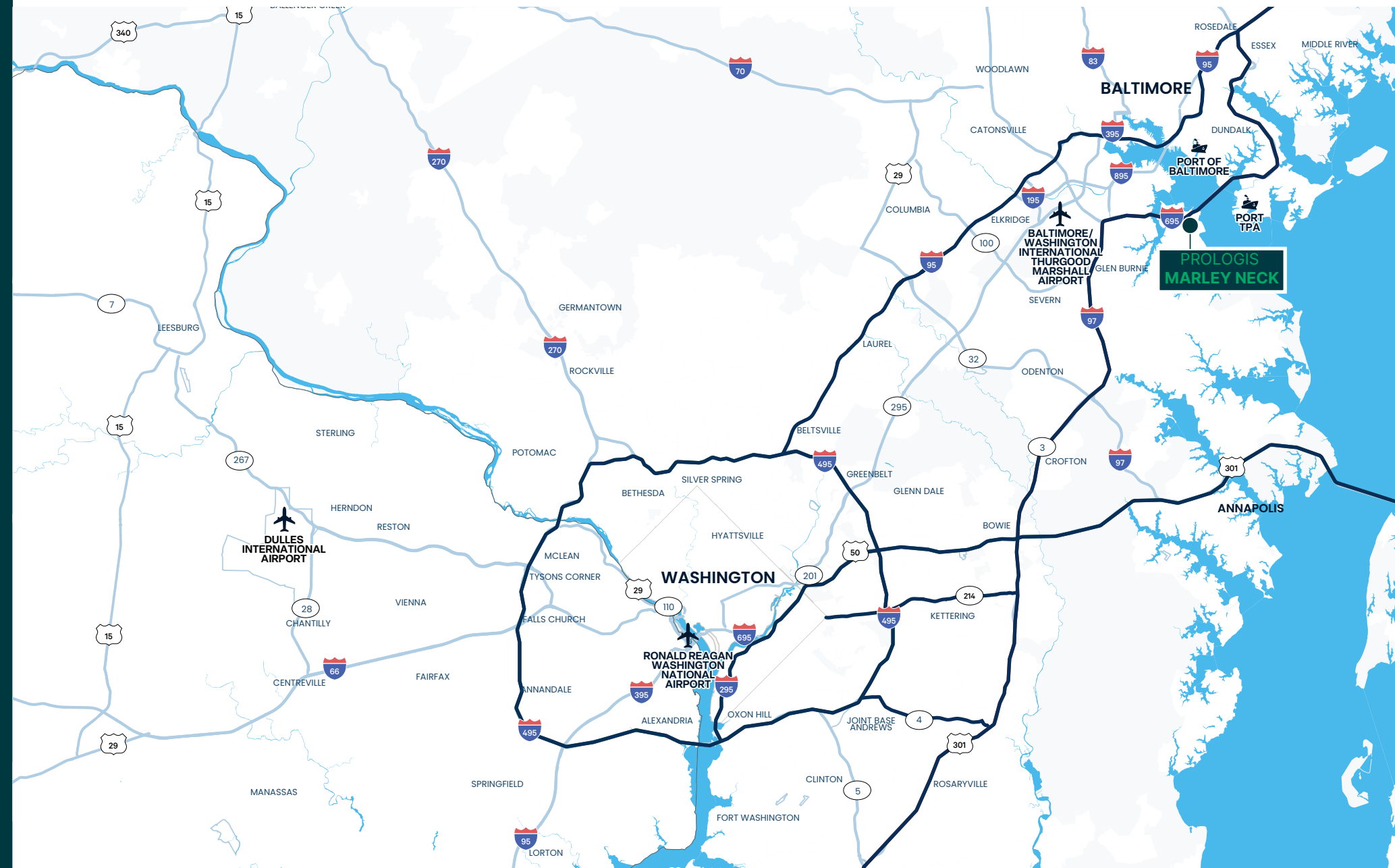


18 million people
within 100 miles of market's core



Local warehouse labor force **expected to grow by 2034**

**Source: CBRE Labor Analytics.*



All Within Reach



BWI and IAD Airport's freight transportation business provides an additional mode of transport easily accessible to the region's manufacturers and distributors.

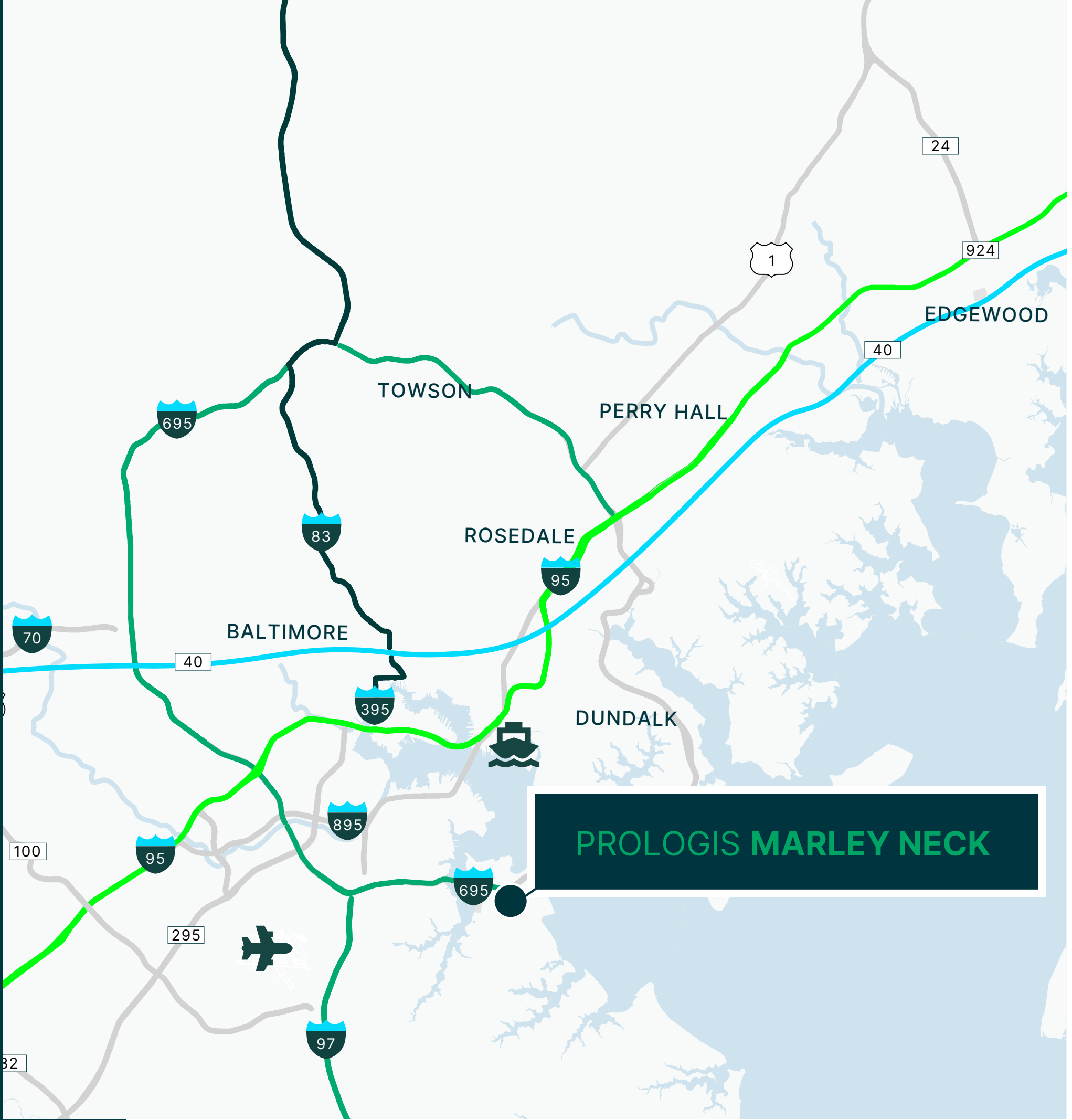


Centrally located near the ports of Baltimore, MD, Wilmington, DE, Philadelphia, PA, New York/New Jersey & Norfolk, VA.

Positioned for Success

Leverage regional momentum and accelerate your business by increasing proximity to key logistical routes.

1 Mile	I-695
4 Miles	I-97
14 Miles	I-95
21 Miles	I-83
10 Miles	BWI Airport
12 Miles	Port of Baltimore



Keeping You Ahead of What's Next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business — today and in the future.

Your single-source service for efficient move-in and operations at prologisessentials.com



Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Clear Simple Service – Partner with Prologis

You can count on us as your
trusted partner.

Pairing up with Prologis gives you
access to an in-house team of property
managers, insights from one of the
largest global industrial platforms,
and leading sustainability expertise.
Providing responsive local support
24/7, we work hard every day to help
you stay ahead of what's next.

At Prologis, we deliver on our promises
so you can deliver on yours.



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